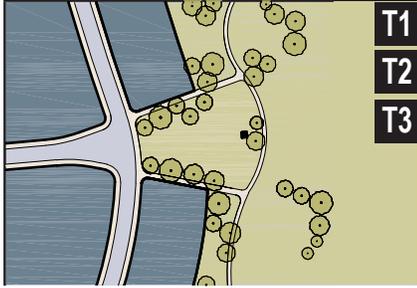
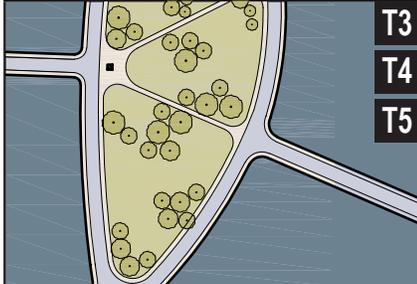
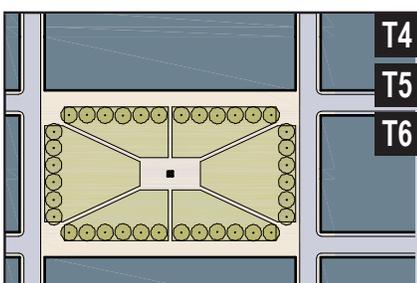
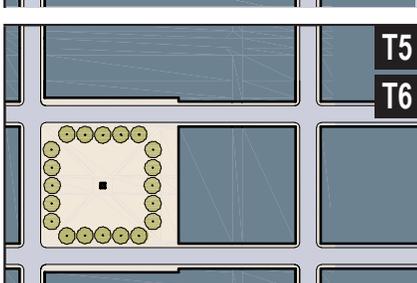
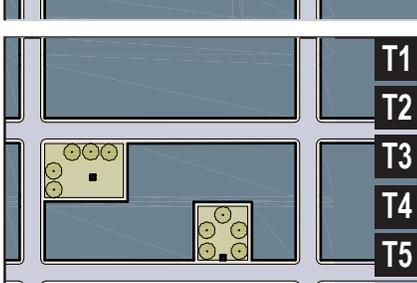
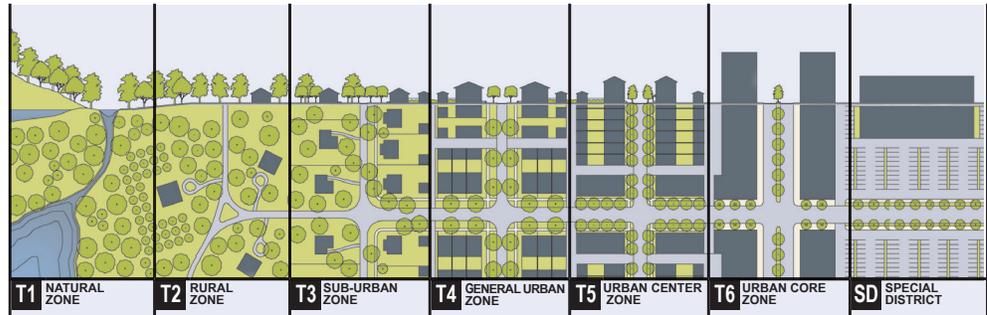


**TABLE 13: Civic Space.** The intended types of Civic Space are diagrammed and described in this Table. The diagrams are only illustrative; specific designs would be prepared in accordance to the verbal descriptions on this table.

<p><b>a. Park:</b> A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Minor Deviation as Special Districts in all zones.</p>	 <p>T1 T2 T3</p>
<p><b>b. Green:</b> An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	 <p>T3 T4 T5</p>
<p><b>c. Square:</b> An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	 <p>T4 T5 T6</p>
<p><b>d. Plaza:</b> An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>	 <p>T5 T6</p>
<p><b>e. Playground:</b> An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <p>T1 T2 T3 T4 T5 T6</p>



a. ALLOCATION OF ZONES (NOT APPLICABLE) (see Table 16)

b. RESIDENTIAL DENSITY (see Section 3.4)

Minimum	not applicable	no minimum	no minimum	4 units / ac. net	15 units / ac. net	30 units / ac. net
Maximum	by Amendment	by Amendment	1 unit / ac. net	16 units / ac. net	24 units / ac. net	60 units / ac. net
Maximum with bonus	by Amendment	by Amendment	1 unit / ac. max.	16 units / ac. max.	50 units / ac. max.	96 units / ac. max.

c. BLOCK SIZE

Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max *
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d. THOROUGHFARES (see Table 3 and Table 4)

HW	permitted	permitted	permitted	not permitted	not permitted	not permitted
BV	not permitted	not permitted	permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted	not permitted
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	permitted	permitted	permitted	permitted	not permitted	not permitted
Rear Alley	not permitted	not permitted	permitted	required	required	required
Path	permitted	permitted	permitted	permitted	not permitted	not permitted
Passage	not permitted	not permitted	permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted	not permitted
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted	not permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted

e. CIVIC SPACES (see Table 13)

Park	permitted	permitted	permitted	by Minor Deviation	by Minor Deviation	by Minor Deviation
Green	not permitted	not permitted	permitted	permitted	permitted	not permitted
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted

f. LOT OCCUPATION

Lot / Facade Width	not applicable	by Minor Deviation	72 ft. min /120 ft. max	18 ft. min /96 ft. max	18 ft. min /180 ft. max	18 ft. min /700 ft. max
Lot Coverage	not applicable	by Minor Deviation	60% max	70% max	80% max*	90% max*

g. SETBACKS - PRINCIPAL BUILDING

Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max
Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *	0 ft. min
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	80% min

h. SETBACKS - OUTBUILDING

Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	24 ft. min +bldg setback	40 ft. max from rear prop	not applicable
Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft. min	not applicable
Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max	not applicable

i. BUILDING PLACEMENT (see Table 9)

Edgeyard	permitted	permitted	permitted	permitted	not permitted	not permitted
Sidyard	not permitted	not permitted	not permitted	permitted	permitted	not permitted
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	permitted

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted	not permitted
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	not applicable	2 stories max	2 stories max	2 stories max, 2 min	4 stories max, 3 min	7 stories max, 3 min
Principal w/ bonus	not applicable	not applicable	2 stories max	3 stories max, 2 min	5 stories max, 3 min	8 stories max, 3 min
Outbuilding	not applicable	2 stories max	2 stories max	2 stories max	2 stories max	not applicable

l. BUILDING USE (see Table 10 & Table 12)

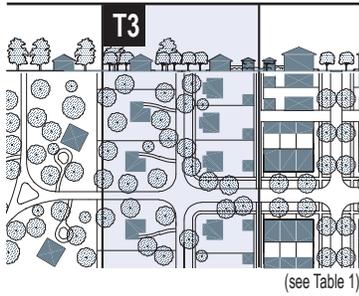
Residential	not applicable	restricted use	restricted use	limited use	open use	open use
Lodging	not applicable	restricted use	restricted use	limited use	open use	open use
Office	not applicable	restricted use	restricted use	limited use	open use	open use
Retail	not applicable	restricted use	restricted use	limited use	open use	open use

ARTICLE 5

ARTICLE 4

Note: Private open space is not required.

**TABLE 15: Form-Based Code Graphics.** The following plate is a graphic form-based code for buildings.



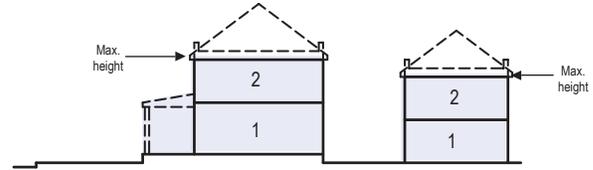
BUILDING USE (see Table 10 & Table 12)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
BUILDING CONFIGURATION (see Table 8)	
Principal Building	2 stories min. & max.
Outbuilding	2 stories max.
LOT OCCUPATION	
Lot / Facade Width	72 ft. min./ 120 max.
Lot Coverage	60% max
BUILDING PLACEMENT (see Table 9)	
Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted
SETBACKS - PRINCIPAL BUILDING	
Front Setback (P)	24 ft. min.
Front Setback (S)	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback
SETBACKS - OUTBUILDING	
Front Setback	20 ft. min. + bldg setback
Side Setback	3 ft. or 6 ft
Rear Setback	3 ft. min*
PRIVATE FRONTAGES (see Table 7)	
Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted
Refer to Summary Table 14	
PARKING PROVISIONS	
See Table 10 & Table 11	

\* or 15 ft. from center line of alley

Graphics are illustrative only. Refer to metrics for Setback and height information.

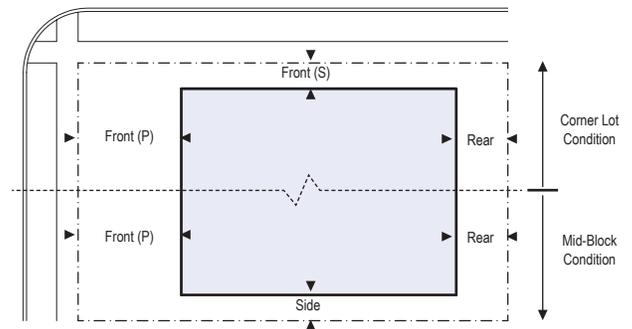
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



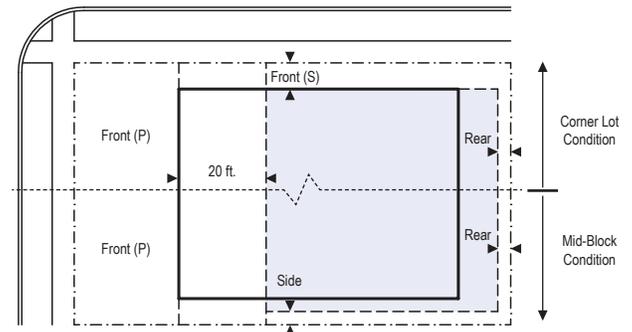
**SETBACKS - PRINCIPAL BLDG.**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the minimum width specified and facades to the maximum width specified in the table.



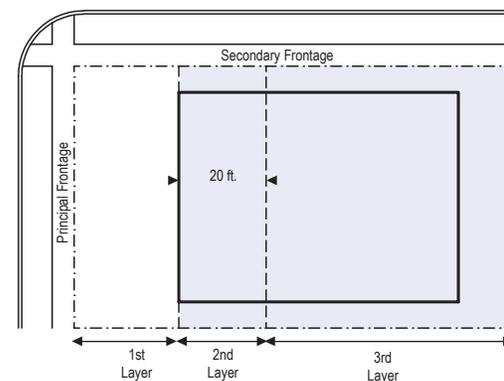
**SETBACKS - OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

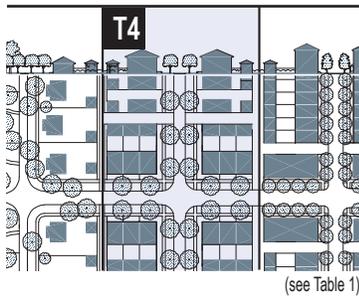


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



**TABLE 15: Form-Based Code Graphics.** The following plate is a graphic form-based code for buildings.



BUILDING USE (see Table 10 & Table 12)	
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

BUILDING CONFIGURATION (see Table 8)	
Principal Building**	2 stories max, 2 min.
Outbuilding	2 stories max.

LOT OCCUPATION	
Lot /Facade Width	18 ft min / 96 max
Lot Coverage	70% max

BUILDING PLACEMENT (see Table 9)	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING	
Front Setback (P)	6 ft. min. 18 ft. max.
Front Setback (S)	6 ft. min. 18 ft. max
Side Setback	0 ft. min.
Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

SETBACKS - OUTBUILDING	
Front Setback	24 ft. min. + bldg. setback
Side Setback	0 ft. min. or 3 ft.
Rear Setback	3 ft. min*

PRIVATE FRONTAGES (see Table 7)	
Common Lawn	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS	
See Table 10 & Table 11	

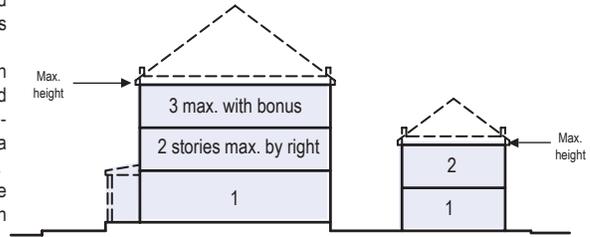
\* or 15 ft. from center line of alley

\*\* see configuration diagram for bonus floors

Graphics are illustrative only. Refer to metrics for Setback and height information.

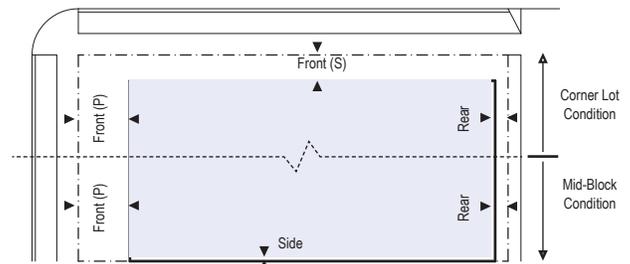
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



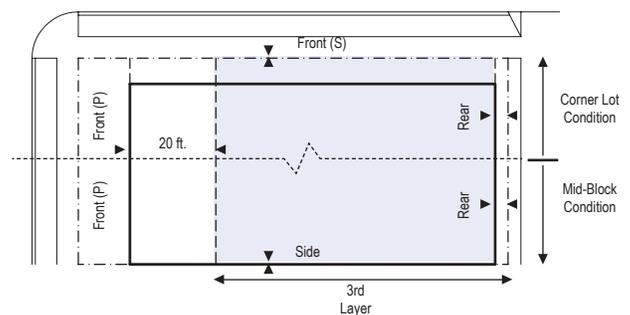
**SETBACKS - PRINCIPAL BLDG.**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the minimum width specified and facades to the maximum width specified in the table.



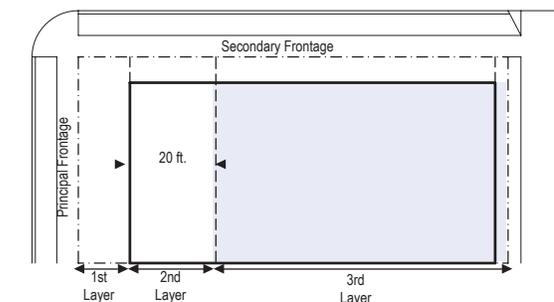
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

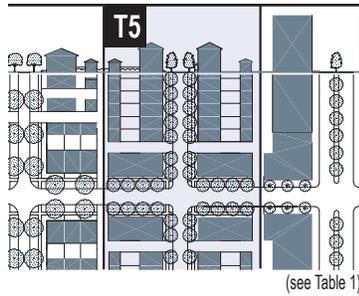


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



**TABLE 15: Form-Based Code Graphics.** The following plate is a graphic form-based code for buildings.



(see Table 1)

BUILDING USE (see Table 10 & Table 12)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use

BUILDING CONFIGURATION (see Table 8)	
Principal Building**	4 stories max. 3 min.
Outbuilding	2 stories max.

LOT OCCUPATION	
Lot Width	18 ft min
Lot Coverage	80% max

BUILDING PLACEMENT (see Table 9)	
Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING	
Front Setback (P)	0 ft. min. 12 ft. max.
Front Setback (S)	0 ft. min. 12 ft. max.
Side Setback	0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

SETBACKS - OUTBUILDING	
Front Setback	40 ft. max. from rear prop.
Side Setback	0 ft. min.
Rear Setback	3 ft. max.

PRIVATE FRONTAGES (see Table 7)	
Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS	
See Table 10 & Table 11	

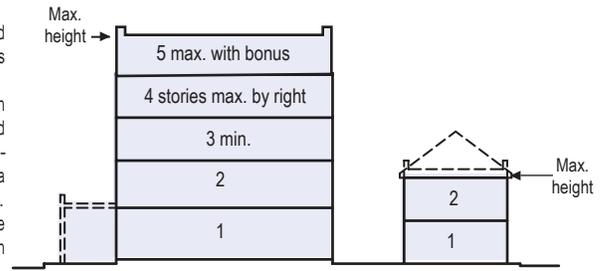
\* or 15 ft. from center line of alley

\*\* see configuration diagram for bonus floors

Graphics are illustrative only. Refer to metrics for Setback and height information.

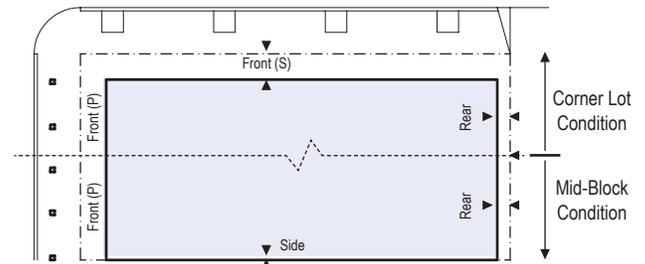
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.



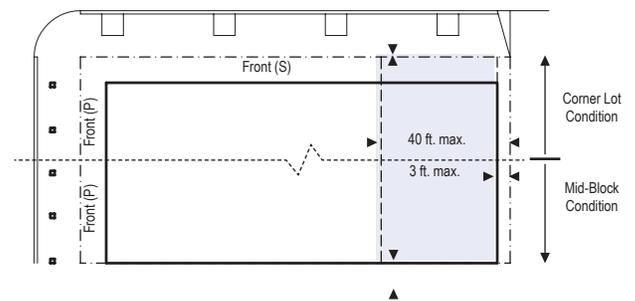
**SETBACKS - PRINCIPAL BLDG.**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the minimum width specified and facades to the maximum width specified in the table.



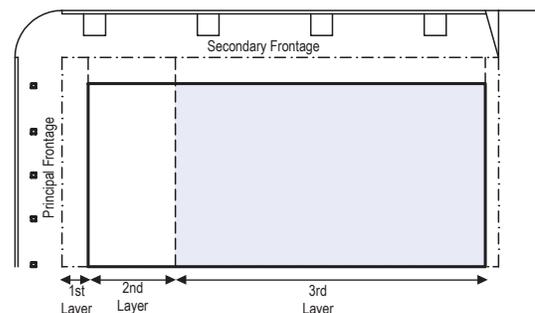
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

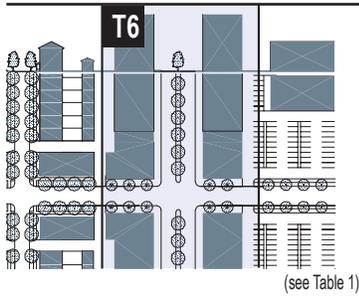


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



**TABLE 15: Form-Based Code Graphics.** The following plate is a graphic form-based code for buildings.



BUILDING USE (see Table 10 & Table 12)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use

BUILDING CONFIGURATION (see Table 8)	
Principal Building**	7 stories max. 3 min.
Outbuilding	N/A

LOT OCCUPATION	
Lot/Facade Width	18 ft. min/700 max.
Lot Coverage	90% max

BUILDING PLACEMENT (see Table 9)	
Edgeyard	not permitted
Sidyard	not permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING	
Front Setback (P)	0 ft. min. 12 ft. max.
Front Setback (S)	0 ft. min. 12 ft. max.
Side Setback	0 ft. min. 24 ft. max.
Rear Setback*	0 ft. min.
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING	
Front	N/A
Side	N/A
Rear *	N/A

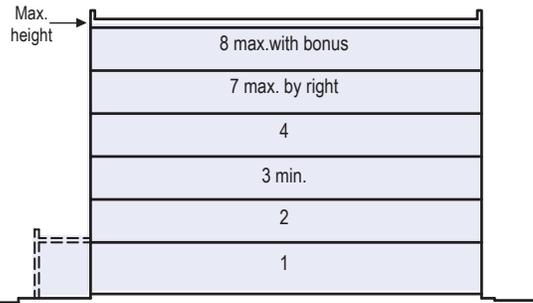
PRIVATE FRONTAGES (see Table 7)	
Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or L.C.	not permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS	
See Table 10 & Table 11	

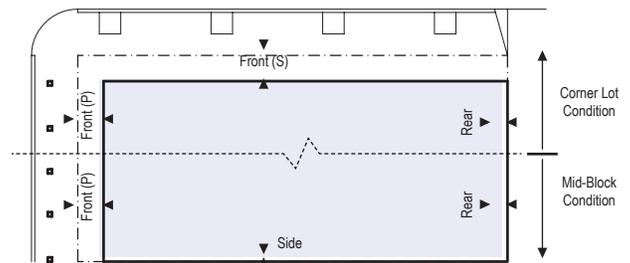
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Stepbacks, Recess Lines, and Extension Lines shall be as shown on Table 8.



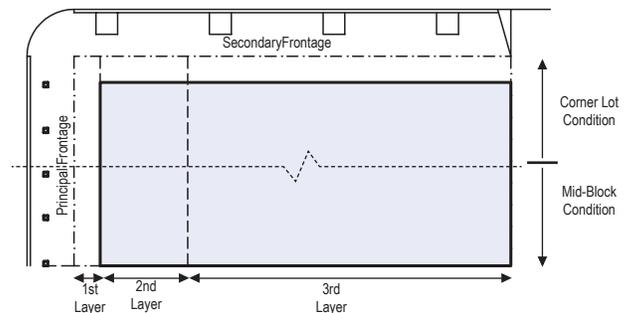
**SETBACKS - PRINCIPAL BLDG.**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the minimum width specified and facades to the maximum width specified in the table.



**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



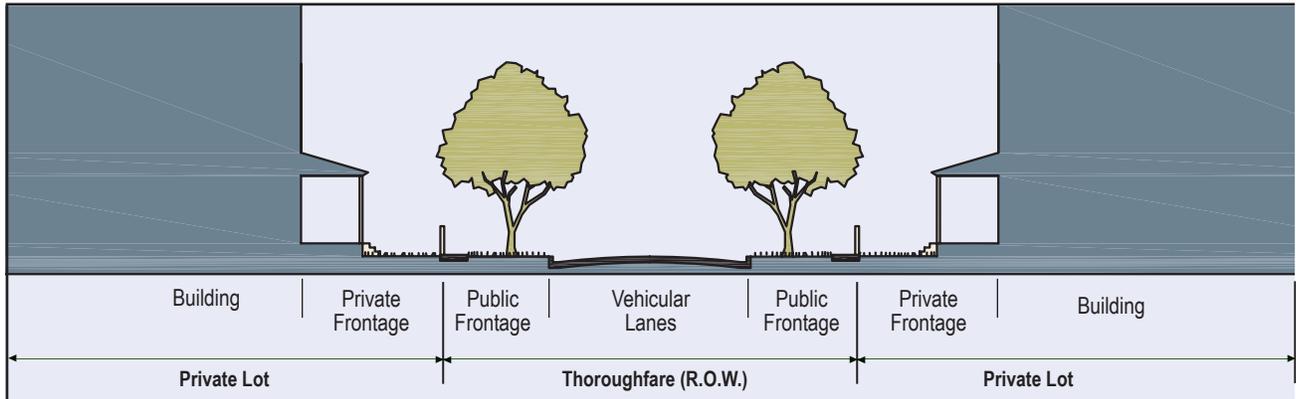
\* or 15 ft. from center line of alley

\*\* see configuration diagram for bonus floors

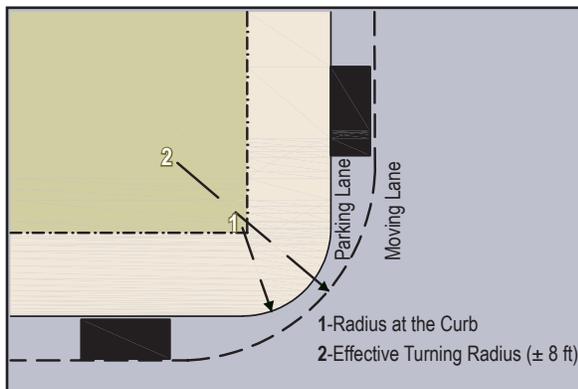
Graphics are illustrative only. Refer to metrics for Setback and height information.

**TABLE 17: Definitions Illustrated.** This table provides a number of diagrams to support and clarify the Definitions in Article 7.

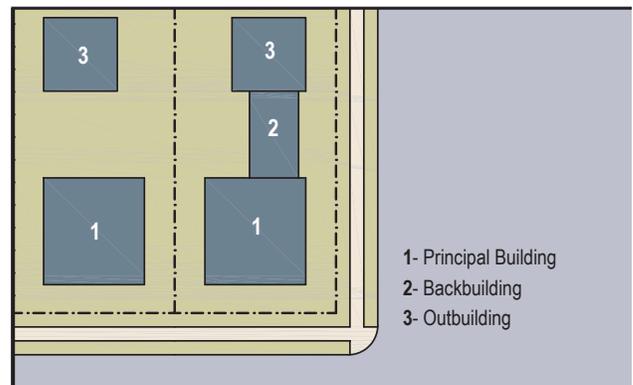
**a. THOROUGHFARE & FRONTAGES**



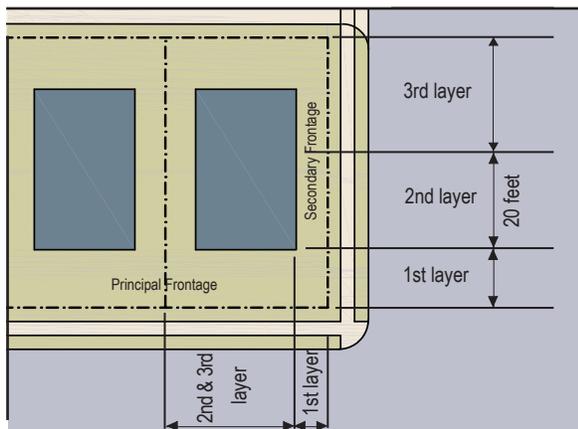
**b. TURNING RADIUS**



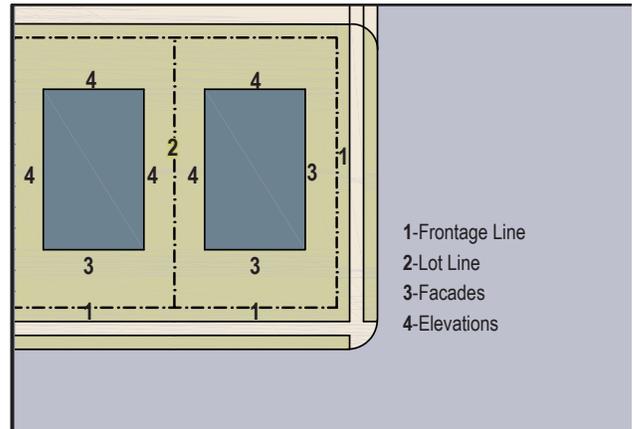
**c. BUILDING PLACEMENT**



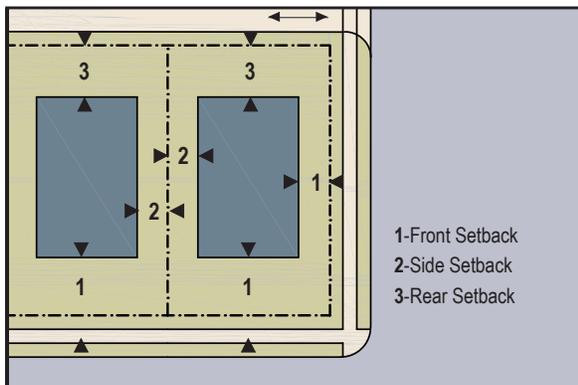
**d. LOT LAYERS**



**e. FRONTAGE & LOT LINES**



**f. SETBACK DESIGNATIONS**



**g. NETWORK-BASED PEDESTRIAN SHED**

